

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND
SPECIFICATIONS
AUTHORIZATION FOR CONVEYANCE
DISPOSITION PARCELS RC-9 AND R-11
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Boston Redevelopment Authority has determined that the proposal as submitted conforms to the South End Urban Renewal Plan, as amended;

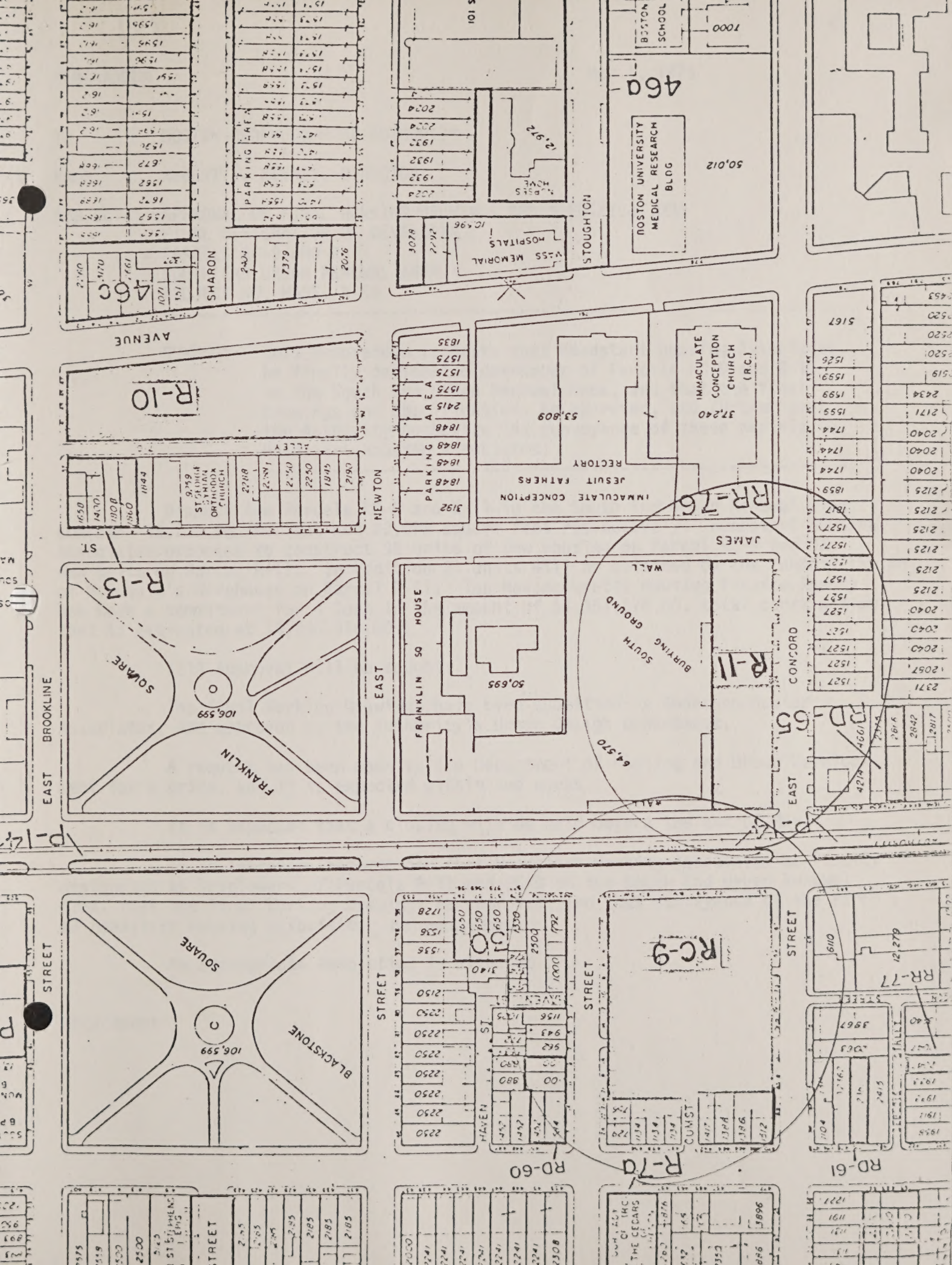
WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Headstart Housing Associates, be and hereby is tentatively as Redeveloper of Disposition Parcels RC-9 and R-11 in the South End Urban Renewal Area.
2. That the Boston Redevelopment Authority hereby determines that the final Working Drawings and Specifications submitted by Headstart Housing Associates, for Disposition Parcels RC-9 and R-11, and in the South End Urban Renewal Area conform in all respects to the official Urban Renewal Plan, as amended, for the Project Area, and that said final Working Drawings and Specifications are hereby approved.
3. That it is hereby determined that Headstart Housing Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to environment.
5. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels RC-9 and R-11, to Headstart Housing Associates, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended including information with respect to the "Redeveloper's Statement for Public Disclosure".



MEMORANDUM

May 1, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
FINAL DESIGNATION OF DEVELOPER
PARCELS RC-9 AND R-11
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

3086

SUMMARY: This Memorandum requests that Headstart Housing Associates be finally designated developer of Parcels RC-9 and R-11 in the South End Urban Renewal Area, and that the final Drawings and Specifications be approved, and further that the Authority Authorize the conveyance of these parcels to Headstart Housing Associates.

Disposition Parcels RC-9 and R-11 in the South End Urban Renewal Area contain 49,232 square feet and 22,988 square feet respectively. Headstart Housing Associates proposes to construct 98 units of new housing on Parcel RC-9 and 37 new units on Parcel R-11. In addition 21 units will be obtained by the rehabilitation of McDonald's Warehouse on Parcel R-11. The Massachusetts Housing Finance Agency has made a commitment for a loan in the amount of \$4,351,874.00, total construction cost is estimated at \$4,835,416.00.

121A Approval will be sought.

The final Working Drawings have been submitted by Anderson-Notter Associates, and approved by the Authority's Urban Design Department.

A request has been made to the Department of Housing and Urban Development for a price, and it is expected within two weeks.

It is expected that a closing will be held before the end of May.

It is therefore recommended that Headstart Housing Associates be finally designated as Developers of Parcels R-11 and RC-9 in the South End Urban Renewal Area, that the Final Working Drawings be approved, and that conveyance of the Parcels to Headstart Housing Associates, be authorized.

An appropriate Resolution is attached.

Attachment

